

July 2021

BUTTERFIELD ESTATES

www.butterfieldestates.com



SAFETY FIRST, FUN SECOND

With the temperatures heating up, the pool area is bound to be a busy and active place for relaxation. No running or rough play is permitted. As a reminder, no glass or alcohol or pets are allowed in the pool or tennis courts. Park the bikes, skateboards and scooters outside the gate. Be considerate to others and keep the music to a low level. The pool is for all residents to enjoy so please abide by the rules.



NEW SECURITY PATROL SERVICE

Access Control Security has been hired to patrol the neighborhood. If you have safety concerns that are non-life threatening, please feel free to contact them at (818) 721-5915. For emergency or life-threatening events, please call 9-1-1.

BOARD OF DIRECTORS MEETINGS IN THE CLUBHOUSE

Homeowners are invited to attend the Board of Directors meetings in the clubhouse on the fourth Wednesday of each month, beginning at 6:30 p.m. Homeowners may address the Board with their concerns during the Homeowner Forum section of the meeting.

LAWN MAINTENANCE TIPS FOR SUMMERTIME

Water in the early morning – between 6 a.m. and 10 a.m. Midday watering leads to wasteful evaporation, while nighttime watering causes droplets to cling to grass overnight, increasing the chance of lawn diseases.

When it's hot and dry outside, reduce additional stress on your lawn by minimizing foot traffic. Set your mower to one of its highest positions, and make sure the blade is sharp. Taller grass can grow deeper roots, and dull blades can lead to excess moisture loss in your grass.

For the coming Summer months, the focus of community inspections will be landscape oriented. Please make sure to trim plants, bushes and trees when needed to maintain good curb appeal. Mulch is an inexpensive quick fix to spruce up the front yard. Any major landscape changes should be addressed with an architectural application.

BOARD OF DIRECTORS:

President: Margit Lippel
Vice-President: Gabriel Quihuiz
Treasurer: Shannon Milliken
Secretary: Dennis Gierman
Member-at-Large: Denise Bomhoff



NEXT BOARD MEETING:

Wednesday, July 28, 2021
6:30 p.m. via Zoom Teleconference Call

The final agenda will be posted at the Clubhouse. You may also obtain a copy of the agenda by contacting management at (951) 491-7749

IMPORTANT NUMBERS

ASSOCIATION MANAGER:

Deborah Mines
Phone: (951) 491-7749
Emergency After Hours: (949) 833.2600
Fax: (951) 346.4129
dmines@keystonepacific.com

COMMON AREA ISSUES:

Ariane Benson
Phone: (951) 491-7748
abenson@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: (949) 833.2600
customer@keystonepacific.com

ARCHITECTURAL DESK:

Phone: (949) 838.3239
architectural@keystonepacific.com

INSURANCE BROKER:

Berg Insurance / (949) 830-4590

CLUBHOUSE RESERVATIONS:

Contact Management

ACCESS CONTROL SECURITY

(818) 721-5915

Managed by Keystone
41593 Winchester Road, Suite 113
Temecula, CA 92590

July 2021 REMINDERS

- Keystone is Closed for Independence Day (observed) - Monday, July 5th
- For after-hours association maintenance issues, please call (949) 833.2600 to be connected with the emergency service line. Please call 9-1-1 for life-threatening emergencies.
- Trash Pick-Up Day - Monday
Please remove trash cans from the common areas after this day.
- Wednesday, July 28, 2021 Board Meeting @ 6:30 p.m.
The meeting will be held via Zoom teleconference.



WHAT TO DO IF YOU RECEIVE A VIOLATION NOTICE

Should you receive a Courtesy Notice, please correct the problem stated in the letter and notify Management when the repairs have been completed. Inspections are performed twice a month, mostly for landscape, fence repairs and painting issues. If you ignore the letter and don't comply, you will receive a second letter which is called a Hearing Notice. This means you need to attend the board meeting or you may be fined a minimum of \$250.00 per the Association's Fine Policy. If you need more time to comply, please reach out to Management.

RV, TRAILER AND BOAT PARKING RULES

In the Summer months, Management receives many complaints from residents for the extended parking of RVs, trailers and boats on the community streets and in neighboring driveways. Please abide by the rules and park your oversized vehicles off-site. Per the Parking and Traffic Rules, "Prohibited Vehicles" may NOT be parked, stored or kept within the Properties or any of the Association's streets or common area parking spaces except for brief periods for loading, unloading, making deliveries or emergency repairs. Prohibited Vehicles include: (a) commercial-type vehicles (unless it is within a garage), (e.g., stake bed trucks, tank trucks, dump trucks, step vans, concrete trucks, limousines and pick-up trucks of more than one ton), (b) buses or vans designed to accommodate more than ten (10) people, (c) vehicles having more than two (2) axles, (d) inoperable vehicles or parts of vehicles, (e) aircraft, (f) any vehicle or vehicular equipment deemed a nuisance by the Board, (g) dilapidated, dismantled or wrecked vehicles, (h) any vehicle which is under repair, (i) motorhomes, boats, trailers and recreational vehicles, (j) any other vehicle not classified as an Authorized Vehicle. Please follow the community parking and traffic rules.

SIGN UP FOR COMMUNITY E-NEWS

Sign up to receive news and updates pertaining to Butterfield Estates via email. To sign up, please register at www.kppmconnection.com.

AVOID LATE FEES—SIGN UP FOR THE ACH PROGRAM

Save time and money and never miss a payment again! Sign up to have your assessment payments automatically debited from your checking or savings account. Assessments are always due on the first of the month of every month. However, occasionally homeowners who pay after the 15th of each month incur late fees. Please utilize online payments and autopay to avoid late fees and save yourself and the Association money. To enroll in the ACH program, please email customercare@keystonepacific.com or contact Customer Care at (949) 833-2600 to request an ACH application.

APPLICATION FOR CANDIDACY FOR THE BOARD OF DIRECTORS

Dear Homeowner:

The Annual Election will be held in **September 2021**. If you are interested in serving on the Board, please complete this application and return it to **KEYSTONE** by 5:00 PM on **July 20, 2021**. For specific candidate qualifications, please contact Management for a copy of your community's Election Rules. Members are encouraged to confirm their personal contact information by the deadline set forth for submitting nominations to ensure that Members have an opportunity to review their personal information at least thirty (30) days before ballots are mailed.

NAME: _____

**(Note: Be sure to complete and return verification information on page 2 of this application)
Candidacy statement needs to be kept to one page. Please type in the information requested below.**

WHY WOULD YOU LIKE TO SERVE AS A BOARD MEMBER?

WHAT IS YOUR BACKGROUND?

WHAT IS YOUR VISION FOR THE COMMUNITY AND WHAT WOULD YOU LIKE TO ACCOMPLISH DURING YOUR TERM OF OFFICE?

PLEASE NOTE: PER CALIFORNIA CIVIL CODE SECTION 5105(a), A COPY OF THIS FORM MAY BE INCLUDED WITH THE OFFICIAL BALLOT. THE CANDIDATE/MEMBER IS SOLELY RESPONSIBLE FOR THE CONTENT OF THIS COMMUNICATION. THE ASSOCIATION DOES NOT EDIT OR REDACT ANY CONTENT

APPLICATION FOR CANDIDACY FOR THE BOARD OF DIRECTORS

HOMEOWNER VERIFICATION INFORMATION

ADDRESS: _____

WORK PHONE NUMBER: _____

HOME PHONE NUMBER: _____

CELL PHONE NUMBER: _____

E-MAIL ADDRESS: _____

I, _____, hereby certify that the information above is true and correct and that I have not been convicted of a crime which, if elected, would either prevent the Association from purchasing fidelity bond coverage required by California Civil Code section 5806 or terminate the Association's existing fidelity bond coverage.

Signature: _____ Date: _____

To request an electronic copy of the Candidacy Application, please contact reconnect@keystonepacific.com.

Completed Candidacy Applications must be submitted to reconnect@keystonepacific.com or to the following address before the deadline: